

September 9, 2021

ITEM NO.: 11

FILE NO.: LU2021-08-01

Name: Land Use Plan Amendment – Central City Planning District

Location: Northwest Corner of West 26th Street and Arch Street

Request: Residential Low (RL) to Neighborhood Commercial (NC)

Source: Deryan Coleman - 2510 Arch Street

PROPOSAL / REQUEST:

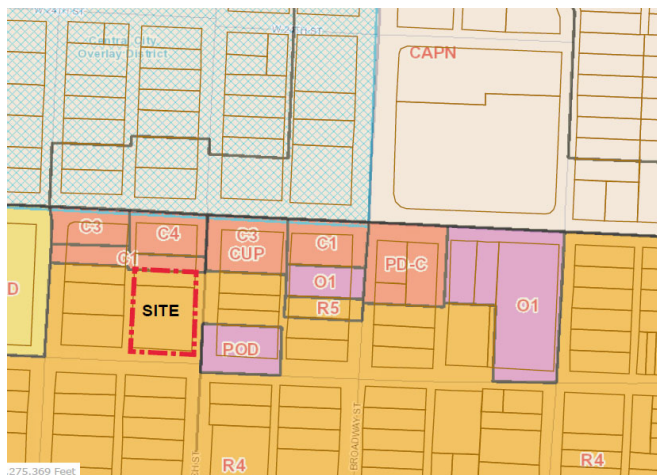
Applicant requests a Land Use Plan amendment from Residential Low (RL) to Neighborhood Commercial (NC) on an approximately 0.60-acre site of platted parcels, located on the northwest corner of W. 26th Street and S. Arch Street (just south of W. Roosevelt) in the Central City Planning District.

The existing Residential Low designation provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

The proposed Neighborhood Commercial land use designation allows for limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

This land use amendment application is accompanied by a zoning map amendment request. It is the applicant's intent to rezone the site to a Neighborhood Commercial District (C1) zoning designation (File No. Z-9603).

Figure 1. Zoning



EXISTING LAND USE AND ZONING:

The subject site is located just south of Roosevelt Road, which serves as the southernmost limits of the Capitol Zoning District (CZD) Commission's jurisdiction, properties with frontage on the north side of Roosevelt are within in the CZD, while

those on the south side are under the jurisdiction of the City's land use controls. The subject site is part of a concentration of R4 zoned lands located south of the commercial and office uses scatter along Roosevelt. The R4 zoned lands extend from Izard on the west to Main on the east, with Commercial, Office, and Multi-Family zoning and land uses forming the landscape of the lots with frontage on the south side of Roosevelt.

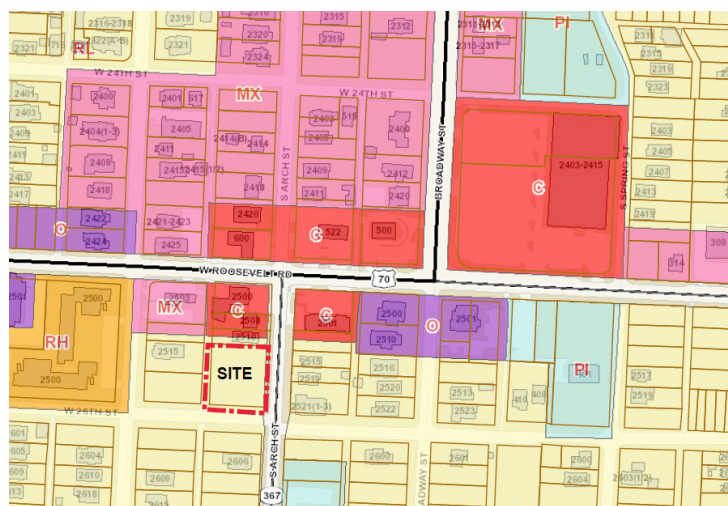
Immediately north of the subject site, with frontage on the south side of Roosevelt, are Commercial zoned lands (C4). This Commercial zoned parcel hosts a convenience store once used as a gas filling station. Immediately to the south of the convenience store is a large detached single-family home on lands zoned Neighborhood Commercial (C1). An approval of the amendment would extend Commercial uses south from their current terminus.

Northeast of the subject site, along Roosevelt is a Commercial zoned parcel, developed with a small strip center, currently occupied, and used for religious institutional uses. East of the site, across Arch Street, on R4 zoned lands, are three large detached single-family homes. South of the site, across W. 26th Street, are lots zoned R4, this side of the block maintains three large single-family homes. West of the site is also zoned R4, this side of the block is mostly vacant lots, where only one single family home remains. North of the single-family home (northwest of the subject site) is a vacant lot zoned Neighborhood Commercial (C1) - north of this vacant parcel, with frontage on Roosevelt is the small package store on lands zoned Open Display Commercial District (C4).

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The site is located in the Central City Planning District. Central City is an area under pressures, both positive and negative. To maintain and protect investments made in this District, the Future Land Use map/narrative proposes strengthening the existing development and better defining single family and nonresidential use areas. To emphasize residential stability, commercial uses should be neighborhood oriented.

Figure 2. Comprehensive Plan



In the Central City, there exists a higher intensity Commercial cluster at the intersection of Broadway and Roosevelt, northeast of the subject site. Roosevelt hosts a range of smaller commercial and office operations between State Street and Spring Street, with a small number of detached single-family homes remaining. Immediately north of the site are two Commercial designated parcels, the parcel with frontage along Roosevelt is the site of the convenience store, while the other Commercial designated parcel maintains the original single-family home. West, south, and east of the site land are designated Residential Low (RL), the RL category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

Only one single family home remains on the block immediately west of the subject site, along Roosevelt, northwest of the site, on lands designated Mixed Use (MX) is a package store. There are two vacant parcels on the block west of the site. The RL designated block south of the site, maintains six (6) of the original single-family homes, with five (5) vacant parcels. Across S. Arch Street, to the east are three detached single-family homes and one vacant parcel on land designated RL. As re-development in the Governor Mansion District and Pettaway continues to absorb vacant lots, it seems logical to assume, in the future, developers will recognize the value of some of these available RL sites.

The applicant is seeking a Neighborhood Commercial land use designation, the Future Land Use Narrative states that *to emphasize residential stability in Central City, commercial uses should by neighborhood oriented*. The applicant has stated that it is their intent to use the existing single-family home on the site as part of the development project.

MASTER STREET PLAN:

The site is located southwest of the intersection of two major roads, AR 367 (aka: Arch Street) & US Route 70B (aka: Roosevelt Road), both of which are identified as Principal Arterials in the City's Master Street Plan.

The primary function of a Principal Arterials is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Lower design standards are required for Principal Arterials compared to

Figure 3. Master Street Plan



Expressways. A future development at this site may require dedication of right-of-way and may require street improvements.

BICYCLE PLAN:

There is no existing bicycle infrastructure along Arch Street or W. 26th Street. Broadway and Arch Street are planned to be a major north/south bike route, the City's Master Street Plan shows a Type II Bike Lane along Arch Street adjacent to the subject site. Type II Bike Lanes consist of a paved area both sides of a roadway with a painted stripe separating the bikeway from motor vehicle traffic. A Class II Bike Lane is used for safety reasons where mixing of bicycle and motorized vehicles is unsafe for both. These routes may either be a smooth paved shoulder or a section of the paved roadway. A future development at this site may require dedication of right-of-way and may require street improvements.

PARKS:

There are no city recognized parks in the immediate vicinity.

HISTORIC DISTRICTS:

The site is situated just south of the Governor's Mansion, National Historic District, which extends from 12th and Center Street in the North, terminating at the north side of Roosevelt Road, just north of the subject site.

ANALYSIS:

The subject site is located in a part of the Central Planning District designated Residential Low (RL) but is situated adjacent to the Commercial (C) designated lands. The applicant is seeking to obtain a Neighborhood Commercial (NC) zoning designation. The Neighborhood Commercial category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

The Future Land Use Narrative states that within the Central City Planning District, *to emphasize residential stability, commercial uses should be neighborhood oriented.* Given the site is less than an acre, a development this scale has the opportunity to serve the community as a commercial site in accordance with the goals of the Future Land Use Plan.

Larger commercial developments are generally situated along south Broadway, with some medium sized commercial developments scattered along the frontage of Roosevelt where there is high visibility. With many of the detached single-family homes in the area being considerably large, some have been converted to office

uses, but this is a limited practice in the area. The single-family home immediately north of the subject site is situated on Commercial zoned lands. Until recently, this home was boarded up and not habitable, considerable investment has been made and the structure now appears to be habitable.

The site has frontage along S. Arch Street (Arkansas Highway 367) and is situated just south of Roosevelt Road (US Route 70B). If the site were granted a Neighborhood Commercial, it will have adequate access to support operations. Development of the site into a Neighborhood Commercial would absorb some of the vacant Residential designated parcels within the Central Planning District in an area that could support small commercial operations, other opportunities exist for single family development in the vicinity of the site. Granting the applicant the Neighborhood Commercial designation could allow the site to serve as a buffer from the existing and future commercial land uses immediately to the north from existing and future residential developments.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: South End, South End Neighborhood Association Coalition, Meadowbrook, and Downtown. Staff has received no comments from area residents or from Neighborhood Associations.

STAFF RECOMMENDATIONS:

Staff recommends approval of the applicant's request to amend the land use designation at the subject site from Residential Low (RL) to Neighborhood Commercial (NC).